

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto:bds@portlandoregon.gov) 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



### APPEAL SUMMARY

**Status:** Decision Rendered - Held over from ID 20204 (4/10/19) for additional information

<b>Appeal ID:</b> 20255	<b>Project Address:</b> 2121 NE Broadway St
<b>Hearing Date:</b> 4/17/19	<b>Appellant Name:</b> Paul Ries
<b>Case No.:</b> B-008	<b>Appellant Phone:</b> 5038280028 x1
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Steven Freeh
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> F, M, B <b>Construction Type:</b> III-B
<b>Building/Business Name:</b> Twisted Croissant	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Reconsideration of appeal	<b>LUR or Permit Application No.:</b> 18-236958-CO
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3]	<b>Proposed use:</b> Bakery for Croissants

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	OSSC 1027.5
<b>Requires</b>	OSSC 1027.5, "Access To A Public Way." specifically states that "The exit discharge shall provide a direct and unobstructed access to a public way"
<b>Proposed Design</b>	<p>Original Text:</p> <p>We propose a legal easement located between subject property and the adjoining property to the West. This easement will provide safe, direct, and unobstructed access to NE Broadway to the South. See attached survey and legal description.</p> <p>Reconsideration Text:</p> <p>The existing door at the rear has been used for years as an egress across the adjacent property without a formal easement being in place. This appeal is to correct that condition and to formalize an egress easement.</p>
<b>Reason for alternative</b>	<p>Original Text:</p> <p>This easement is needed to provide direct access to a public way from the required second exit from the building. This building is existing, as is this rear door. Due to this rear door opening over the property line, an easement is needed so that this second exit is code compliant.</p> <p>Reconsideration Text:</p> <p>The existing door at the rear has been used for years as an egress across the adjacent property without a formal easement being in place. This appeal is to correct that condition and to formalize an egress easement.</p>

### APPEAL DECISION

**Access to Public Way with egress across property line with egress access / maintence agreement:**  
**Granted provided the easement is a minimum of 5 feet wide and minimum 75 feet in length to the public way.**

**Appellant must contact Nancy Thorington (503-823-7023) for more information prior to writing the no build easement.**

**The easement must include language that establishes the edge of the easement on the adjacent lot as the implied property line for the purpose of determining fire separation distance for future development on the adjacent lot.**

**The unrecorded easement must be reviewed and approved by BDS prior to recording. A copy of the recorded easement must then be provided to BDS prior to plan review approval.**

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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6950 SW Hampton St., Ste. 170  
Tigard, OR 97223-8330  
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www.weddlesurveying.net

March 29, 2019

Job No. 5619

LEGAL DESCRIPTION – Egress Easement



## EXHIBIT “A”

A 5.00-foot wide strip of land for Egress Easement purposes over a portion of that tract of land described in Bargain and Sale Deed to Chapel Of The Roses, Inc., recorded July 1, 1959 in Book 1962, Page 473, Multnomah County Deed Records, in the Southeast One Quarter of Section 26, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 1 of said Chapel Of The Roses tract, being a point on the Northerly right-of-way line of NE Broadway Street (40.00 feet from centerline), said point bears North 00°00'00” West 10.00 feet from the Southeast corner of Lot 7, Block 10, “John Irvings 1st Addition To East Portland”, a duly recorded subdivision in said County; thence along the Easterly line of said Lot 7 North 00°00'00” West, 75.00 feet; thence leaving said Easterly line North 90°00'00” West, 5.00 feet; thence parallel with said Easterly line South 00°00'00” East, 75.00 feet to said Northerly right-of-way line of NE Broadway Street; thence along said right-of-way line North 90°00'00” East, 5.00 feet to the point of beginning.

Containing therein 375 square feet, more or less.

The Basis of Bearing for this description is inferred per said plat of “John Irvings 1st Addition To East Portland”.

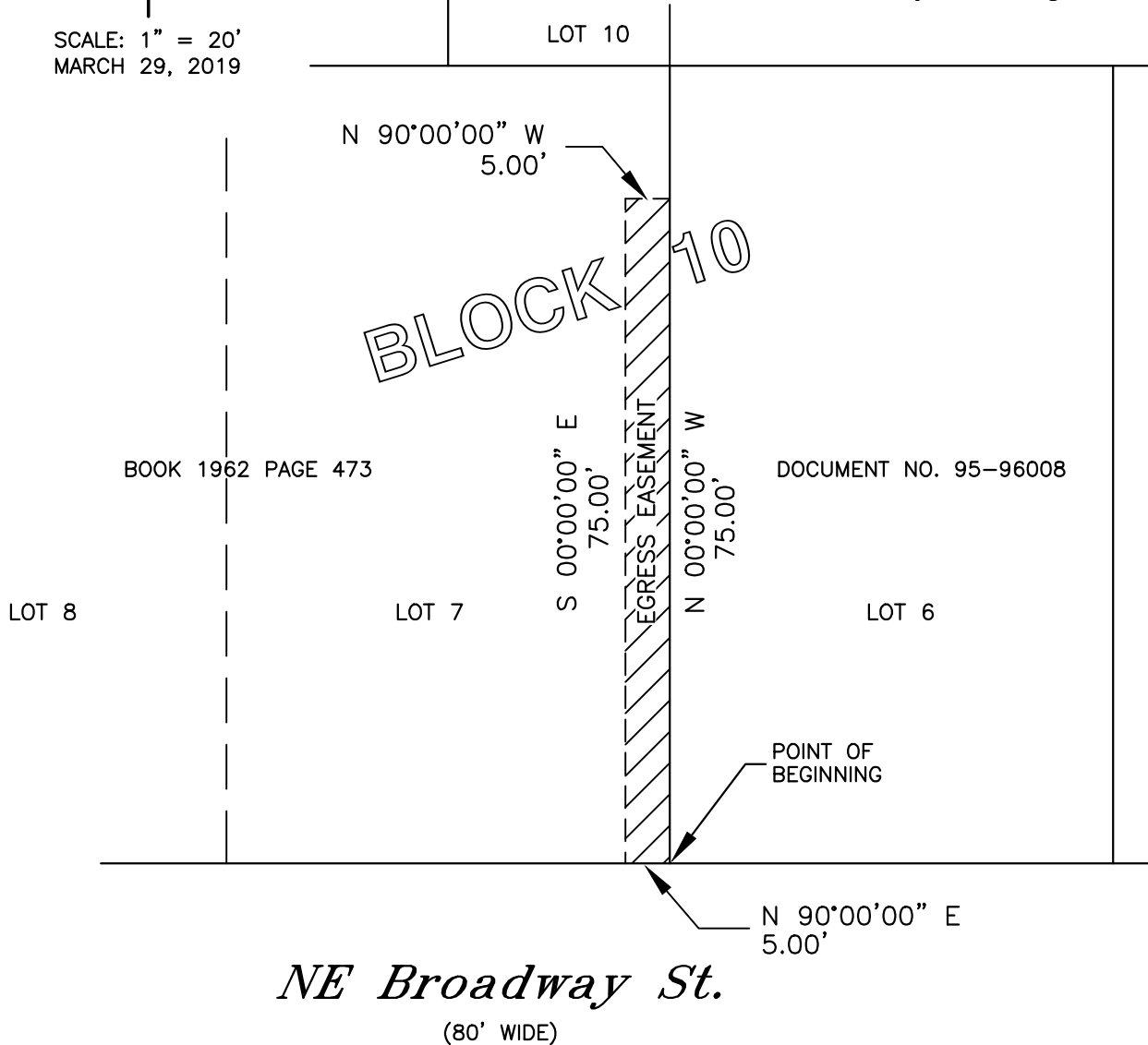


SCALE: 1" = 20'  
MARCH 29, 2019

# Exhibit 'B'

## EGRESS EASEMENT

Lot 7, Block 10  
"John Irvings Addition  
To East Portland"  
T.1N., R.1E., W.M.  
City of Portland  
Multnomah County, Oregon



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ANTHONY B. RYAN  
58833

RENEWES: DECEMBER 31, 2020



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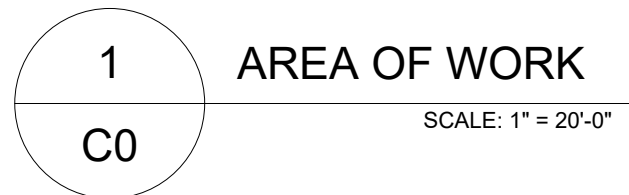
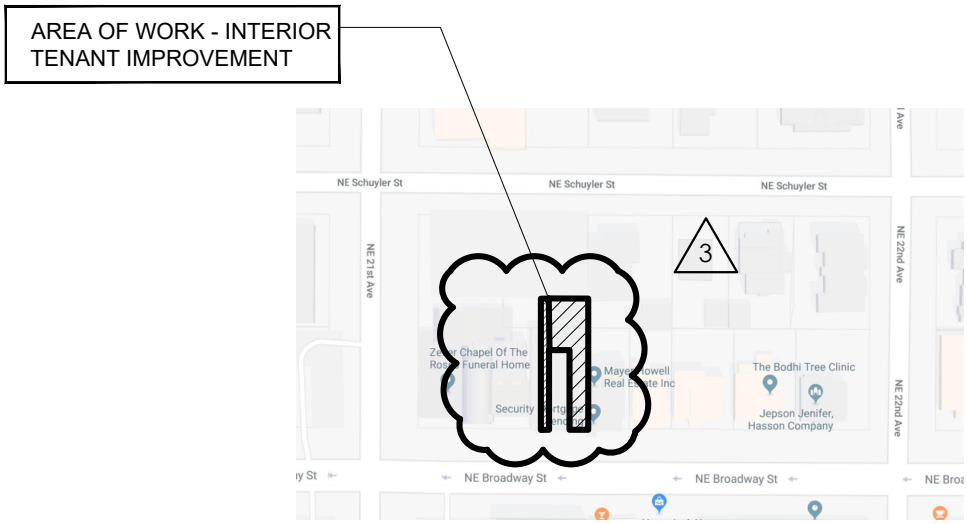
JOB NO. 5619



PROPOSED PROJECT FOR:

# Twisted Croissant Tenant Improvement

2121 NE Broadway Street Portland, Oregon 97232



CONTRACTOR RESPONSIBILITIES:

- CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK. PROVIDE COMPLETE AND OPERATIONAL BUILDING SYSTEMS/COMPONENTS AND PROVIDE ALL MISCELLANEOUS ITEMS NOT SPECIFICALLY NOTED BUT REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
- JOBSITE SHALL BE KEPT NEAT AND CLEAN DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PROMPTLY REMOVE ALL CONSTRUCTION DEBRIS.
- PROTECT THE BUILDING FROM WATER DAMAGE DURING THE CONSTRUCTION PROCESS.
- DISCUSS ALL SCHEDULING IMPLICATIONS WITH THE OWNERS BEFORE BEGINNING WORK, ESPECIALLY IN MATTERS CONCERNING HOURS OF OPERATION, DEMOLITION, SECURITY/WEATHER PROTECTION, AND POWER/WATER OUTAGE.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OR CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE, INCLUDING THAT WHICH CONCERNS MANUFACTURED ITEMS. ALL APPLICABLE SAFETY REGULATIONS SHALL BE STRICTLY FOLLOWED. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
- CONTRACTOR SHALL SECURE THE BUILDING AND EQUIPMENT WHEN WORK IS NOT TAKING PLACE, AND SHALL FOLLOW GENERAL INDUSTRY SAFETY GUIDELINES AS WELL AS THOSE ESTABLISHED WITH THE OWNER REGARDING THE ADMITTANCE OF NON-CONSTRUCTION PERSONNEL ON THE CONSTRUCTION SITE.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS AND DUE TO ENVIRONMENTAL CONDITIONS.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING THE CONSTRUCTION WORK, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY THE AUTHORITY HAVING JURISDICTION AT THE TIME OF PERMIT SUBMITTAL.
- PATCH AND REPAIR ANY MATERIALS/FINISHES/SYSTEMS, OR ITEMS DAMAGED DURING THE CONSTRUCTION PROCESS, TO LIKE-NEW CONDITION.
- OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE ALL OF THE DRAWINGS FROM ALL DISCIPLINES FOR REQUIRED OPENINGS. THESE OPENINGS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER SHOWN ON THE ARCHITECTURAL DRAWINGS OR NOT. GENERAL CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUB-CONTRACTORS PRIOR TO CONSTRUCTION.
- ACCESS DOORS AND PANELS SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY CODE. MAINTAIN REQUIRED CLEARANCES FOR ACCESSWAYS TO ALL VALVES, DAMPERS, AND OTHER MAINTENANCE AND SERVICE POINTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE OPENING SIZES AND LOCATIONS ON SITE WITH SUBCONTRACTORS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL ALSO NOTIFY THE UTILITY AND THE OWNER PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL LAY OUT PARTITIONS FOR OWNER TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT OWNERS APPROVAL. REVIEW AND APPROVAL OF DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES. DURING OWNER'S REVIEW, CONTRACTOR SHALL MAKE MINOR REVISIONS AS DIRECTED BY THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
- IF ANY BIDDER IS IN DOUBT AS TO THE INTENT OF THE PLANS OR SPECIFICATIONS, THEY SHALL REQUEST AN INTERPRETATION FROM THE ARCHITECT IN WRITING AT LEAST TEN (10) DAYS PRIOR TO THE SCHEDULED BID DATE.

CONSTRUCTION DOCUMENTS:

- WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONTRACTORS (GENERAL AND SUBS) SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS BEFORE BEGINNING ANY WORK OR ORDERING ANY MATERIAL. ANY CONFLICTS, OMISSIONS AND/OR DISCREPNCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. ALL CONTRACTORS (GENERAL AND SUBS) WARRANT BY TENDERING THEIR BID THAT WORK IS BUILDABLE AS SHOWN.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- ALL CLEAR DIMENSIONS ARE TO BE MEASURED FROM FINAL FINISH FACE TO FINISH FACE OF MATERIAL OR EQUIPMENT. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- THE STRUCTURAL GRID LINES AND GRID LINE IDENTIFICATION MARKERS ARE NOTED ON THIS SET OF DRAWINGS AS A REFERENCE ONLY TO THE EXISTING BUILDING STRUCTURE AND SHALL REQUIRE FIELD VERIFICATION FOR EXACT LOCATIONS AND DIMENSIONS.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- FIRE RATED WALLS SHALL EXTEND FROM THE CONCRETE FLOOR SLAB TO UNDERSIDE OF THE STRUCTURE ABOVE, OR TERMINATE AT A RATED CEILING ASSEMBLY.
- PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR CEILING AND WALL MOUNTED EQUIPMENT, AS WELL AS PIPING, LIGHT FIXTURES, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC AS REQUIRED FOR A COMPLETE AND CODE COMPLIANT INSTALLATION.
- GYPSUM WALLBOARD SHALL BE 5/8" TYPE 'X' UNLESS OTHERWISE NOTED. USE WATER RESISTANT GYPSUM WALLBOARD ON ALL FACES WHICH ARE EXPOSED TO WATER OR MOISTURE.
- SEE THE OREGON STRUCTURAL SPECIALTY CODE FOR APPROVED FASTENING SCHEDULES, STUD SPACING, AND SHEATHING SPANS IF NOT LISTED IN THE DRAWINGS.
- PROVIDE 2x FIRESTOPPING AT ALL CONNECTED VERTICAL AND HORIZONTAL CONCEALED SPACES. FIRESTOPPING AROUND ANY VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES (AT CEILING AND AT FLOOR LEVEL) SHALL BE OF NON-COMBUSTIBLE MATERIAL.
- WRITTEN CERTIFICATION OF MOISTURE CONTENT LESS THAN 19% OF THE WEIGHT OF DRY WOOD MUST BE PROVIDED BY THE CONTRACTOR AFTER FRAMING AND PRIOR TO APPROVAL OF INSULATION.

## SCOPE OF WORK:

THE SCOPE OF THIS PROJECT IS TO CONVERT AS EXISTING TENANT SPACE INTO A BAKERY FOR CROISSANTS w/ AN ASSOCIATED SALES COUNTER IN FRONT. THERE IS NO CHANGE OF OCCUPANCY FOR THIS PROJECT.

PROPERTY INFORMATION:

Property Address:  
2121 NE Broadway Street  
Portland, OR 97232

Neighborhood:  
Irvington Community Association

Jurisdiction:  
City of Portland

County:  
Multnomah

Legal Description:  
John Irving 1st ADD, Block 10,  
Lot 6 EXC PT in ST

Property ID:  
R430302790

State ID:  
1N1E26DD-08400

Owner:  
PAVTAK PARTNERSHIP  
PO BOX 636  
GRANTS PASS, OR 97528

Zoning:  
CM2 - Commercial Mixed Use 2  
IN - Irvington Historical District

Year Built:  
1947

PROJECT CODES:

All work is to conform to the following codes:

2014 Oregon Structural Specialty Code

2014 Oregon Mechanical Specialty Code

2014 Oregon Energy Efficiency Specialty Code

2017 Oregon Electrical Specialty Code

2017 Oregon Plumbing Specialty Code

BUILDING SUMMARY:

IIIB CONSTRUCTION TYPE

OCCUPANCY CLASSIFICATION: F, M, B

1 STORY, NO ATTIC OR BASEMENT

EXISTING BUILDING IS NOT SPRINKLED

TOTAL BUILDING AREA: 5,750 sf

AREA OF WORK: 1,646 sf

ALLOWABLE AREA / ACTUAL HEIGHT AND AREA

F1 ALLOWABLE: 2 STORY; 55 FEET; 12,000sf  
ACTUAL 2 STORY; 21 FEET; APPROX 1,276 sf PER FLOOR

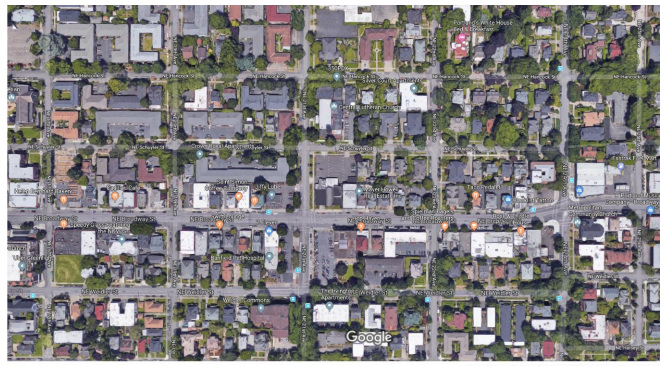
M ALLOWABLE: 2 STORY; 55 FEET; 12,000sf  
ACTUAL 2 STORY; 21 FEET; APPROX 1,308 sf PER FLOOR

B ALLOWABLE: 2 STORY; 55 FEET; 19,000sf  
ACTUAL 2 STORY; 21 FEET; APPROX 1,007 sf PER FLOOR

NOTE: ALL WORK IN THIS PERMIT IS INTERIOR

NO SEPARATION REQUIREMENTS IN BUILDING

## VICINITY MAPS:



## ABBREVIATIONS:

A.F.C.	ABOVE FINISH CEILING	H.M.	HOLLOW METAL
A.F.F.	ABOVE FINISH FLOOR	IMAG.	IMAGE
A.C.T.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
ALUM.	ALUMINUM	JOINT.	JOINT
BLK.	BLOCK	K.O.	KNOCK OUT
BOTT.	BOTTOM	LK.	LOCK
BTM.	BOTTOM	MANUF.	MANUFACTURER
BLDG.	BUILDING	M.C.	MEDICAL CLOSET
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
C.	CARPET	M.O.	MASONRY OPENING
C.T.	CERAMIC TILE	MAX.	MAXIMUM
C.B.	CHALK BOARD	MECH.	MECHANICAL
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	M.L.	METAL LATH
C.J.	CONTROL JOINT	MIN.	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	MIRR.	MIRROR
DN.	DOWN	N.	NORTH
D.S.	DOWN SPOUT	N.I.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE
ELEV.	ELASTOMERIC	NO.	NUMBER
ELEV.	ELEVATION	O.C.	ON CENTER
EQ.	EQUAL	PT.	PAINT
EXP.	EXPANSION	P.T.	PLASTER
EXIST.	EXISTING	P.T.	PRESSURE TREATED
E.J.	EXPANSION JOINT	Q.T.	QUARRY TILE
EXST'G.	EXISTING	REINF.	REINFORCING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	REQ'D.	REQUIRED
FIN.	FINISH	R.D.	ROOF DRAIN
F.E.	FIRE EXTINGUISHER	RFG.	ROOFING
F.A.	FIRE ALARM	RM.	ROOM
PLAS.	PLASTER	R.T.	RUBBER TILE
FL.	FLOOR	SPECS.	SPECIFICATIONS
FLR.	FLOOR	STL.	STEEL
FTG.	FOOTING	T.B.	TACK BOARD
FT.	FOOT OR FEET	TYP.	TYPICAL
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	VERT.	VERTICAL
GA.	GAUGE	V.C.T.	VINYL COMPOSITION TILE
G.W.B.	GYPSUM WALL BOARD	WGT.	WEIGHT
HDW.	HARDWARE	W.C.	WATER CLOSET
HGT.	HEIGHT	WDW.	WINDOW
		WI.	WITH
		WD.	WOOD

## INDEX OF DRAWINGS

ARCHITECTURAL

C0	COVER PAGE, BUILDING DATA & NOTES
D1	EXISTING PLAN & DEMOLITION NOTES
A1.1	NEW FLOOR & LIFE SAFETY PLAN
A1.2	EQUIPMENT & FOG PLAN, EQUIPMENT SCHEDULE & FOG DETAIL

## CONSULTANTS

ARCHITECT

AHAI AN ARCHITECTURE & DESIGN COMPANY, LLC - OR #3375  
15240 SW 82ND DRIVE  
CLACKAMAS, OR 97015

paul@aha-archstudio.com  
marshall@aha-archstudio.com

aha  
an architecture and  
design company, llc

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TEL 503.828.0028  
FAX 866.926.1119  
www.aha-archstudio.com

OR Arch Firm: 1220 AP  
Arch License  
Paul Ries: OR 3375

## Twisted Croissant

ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
1	11-14-18	CITY COMMENTS 10-18-18
3	1-14-19	CITY COMMENTS 12-21-19

DESIGNED BY: aha

DRAWN BY: MTA

CHECKED BY: SF

OR 18115

C0

1 REMOVE EXISTING STUD WALL

2 REMOVE EXISTING DOOR

1. CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION TO VERIFY THAT MEMBERS ARE NOT STRUCTURALLY NECESSARY. CONTRACTOR SHALL STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY IF THERE IS CONCERN THAT MEMBERS BEING DEMOLISHED ARE SERVING A STRUCTURAL NEED. THE SAFETY OF THE BUILDING AND ADJACENT STRUCTURES, AND THE SPRING AND BRING OF THE EXISTING AND NEW STRUCTURE DURING DEMOLITION AND NEW CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL USE INDUSTRY STANDARD PROCEDURES FOR SHORING AND SUPPORTING NEW AND EXISTING CONSTRUCTION DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.

2. CONTRACTOR AND ARCHITECT SHALL VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED. LIMITS OF SELECTIVE DEMOLITION SHALL BE MARKED ON SURFACES TO ALLOW WORKMEN TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO REMAIN. NOTE THAT THE SCOPE OF DEMOLITION IS NOT LIMITED TO THE ITEMS SPECIFICALLY CALLED OUT IN THE DRAWINGS AND SHALL INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE AND FINISHED PROJECT (E.G. SPRINKLER LINES, UNDERGROUND UTILITY LINES, ELECTRICAL CIRCUITS, FLOOR FINISHES, ETC).

3. PROTECT EXISTING AND NEWLY INSTALLED PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY/UTILITY HAVING JURISDICTION

4. COMPLETELY REMOVE ALL ITEMS SCHEDULED TO BE DEMOLISHED/REMOVED AND LEAVE ADJACENT SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS.

5. ALL DEMOLISHED MATERIAL IS CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE. CONTRACTOR SHALL VERIFY EXCEPTIONS TO THIS STATEMENT DURING THE INITIAL WALKTHROUGH OF THE PROJECT w/ THE OWNER. ALL MATERIALS TO BE RETAINED BY THE OWNER SHALL BE MARKED AS SUCH AND SET ASIDE IN A LOCATION AGREED TO BY OWNER AND CONTRACTOR.

6. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED FOR DEMOLITION OR REMOVAL, CONTRACTOR SHALL PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE OWNER AND ARCHITECT AND AT NO ADDITIONAL COSTS TO THE PROJECT.

7. ASBESTOS AND HAZARDOUS MATERIAL DEMOLITION IS NOT A PART OF THIS CONTRACT. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IF ANY SUCH MATERIAL IS FOUND.

8. CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, REPAIR, AND PAINTING TO COMPLETE THE PROJECT TO THE SATISFACTION OF THE OWNER.

9. ASBESTOS TESTING IS REQUIRED BEFORE DEMOLITION STARTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF LOCAL CODE AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF AND INTENTION TO REMOVE ASBESTOS IN ACCORDANCE WITH STATE AND FEDERAL LAW. POST NOTICE OF TEST RESULT ON-SITE.

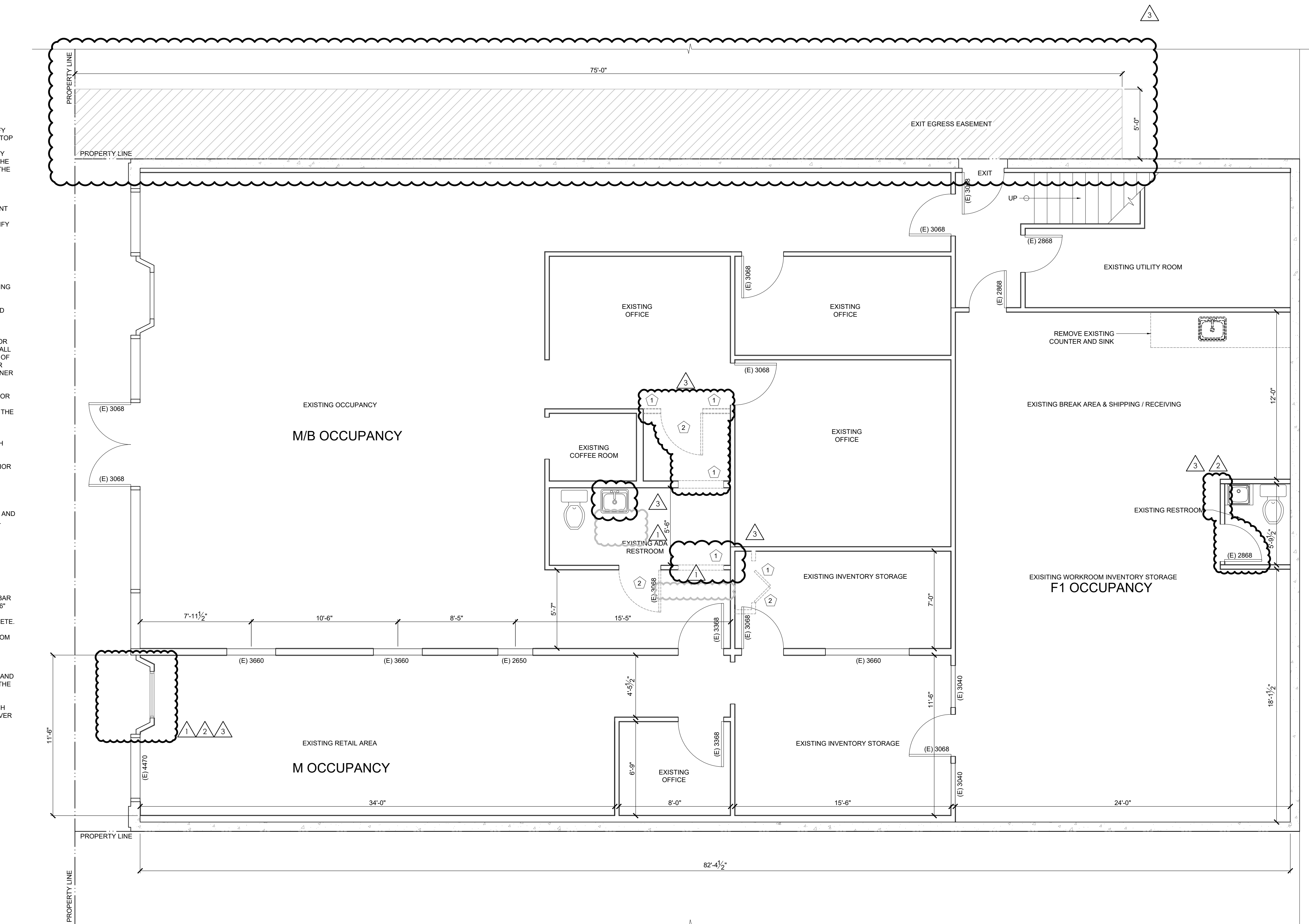
1. AT ALL CONCRETE TO BE PATCHED AT TRENCHES, PLACE #5 REINFORCING BAR AT 32 INCHES ON CENTER. DRILL INTO EXISTING SLAB ON BOTH SIDE FOR MIN 6" EMBEDMENT. DRILLED HOLE SHALL BE TIGHT AND BAR SHALL BE DRIVEN TO REFUSAL. PROVIDE 12" TO 18" OF REINFORCING ROD (MIN) IN THE NEW CONCRETE

2. ALL CONCRETE SHALL BE 3000 PSI, WITH A SLUMP OF 2 TO 4" (DEVIATION FROM DESIGN SLUMP +1/2" TO -1").

3. PLACE AND CURE ALL CONCRETE PER ACI CODES AND STANDARDS.

4. MATCH LOCATIONS OF EXISTING CONTROL JOINTS IN ALL SLABS ON GRADE AND AT MINIMUM, 20'-0" O.C. EACH WAY MAXIMUM UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

5. ALL NEW SLABS-ON-GRADE SHALL BE 4" THICK WITH 6x6 WWM OR FIBERMESH REINFORCING ON WELL COMPACTED SAND. PROVIDE 6 MIL VAPOR BARRIER OVER SAND BASE AND TERMITE TREAT PER CODE.



Advice  
Architecture  
Strategy

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[www.oha-archstudio.com](http://www.oha-archstudio.com)

OR Arch Firm: 1220 AF  
Arch License  
Paul Ries: OR 3375

## ISSUE DATE: September 7, 2018

[illegible]

DESIGNED BY:	aha
DRAWN BY:	MTA
CHECKED BY:	SF

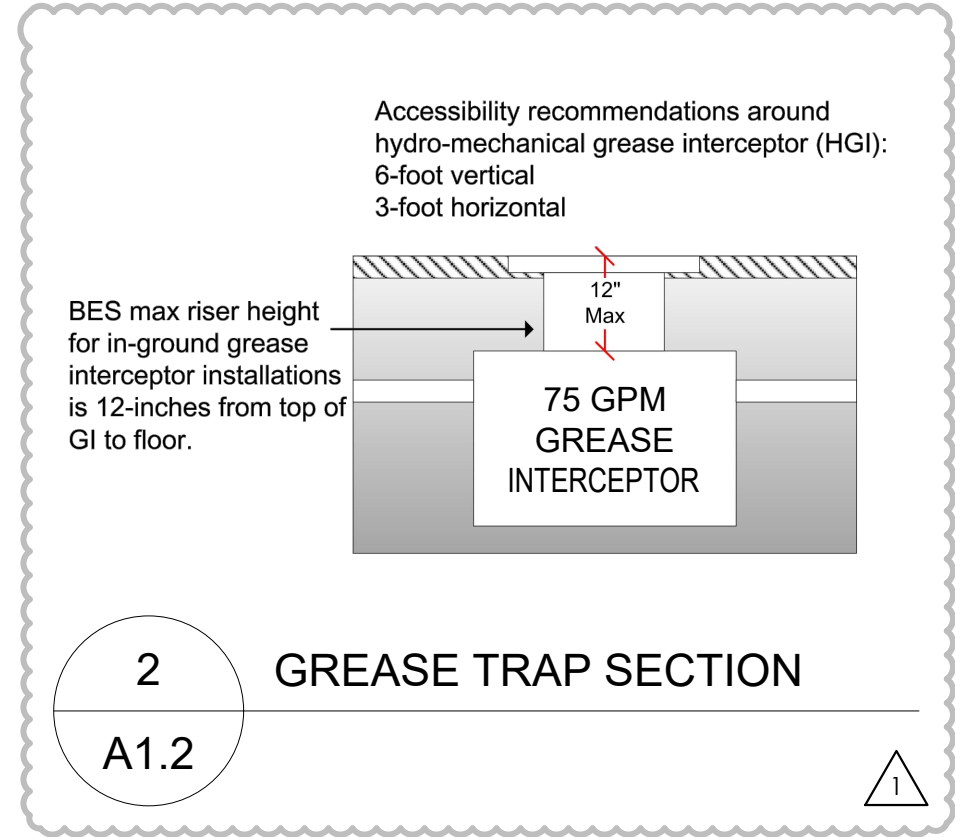
R 18115

D1.1

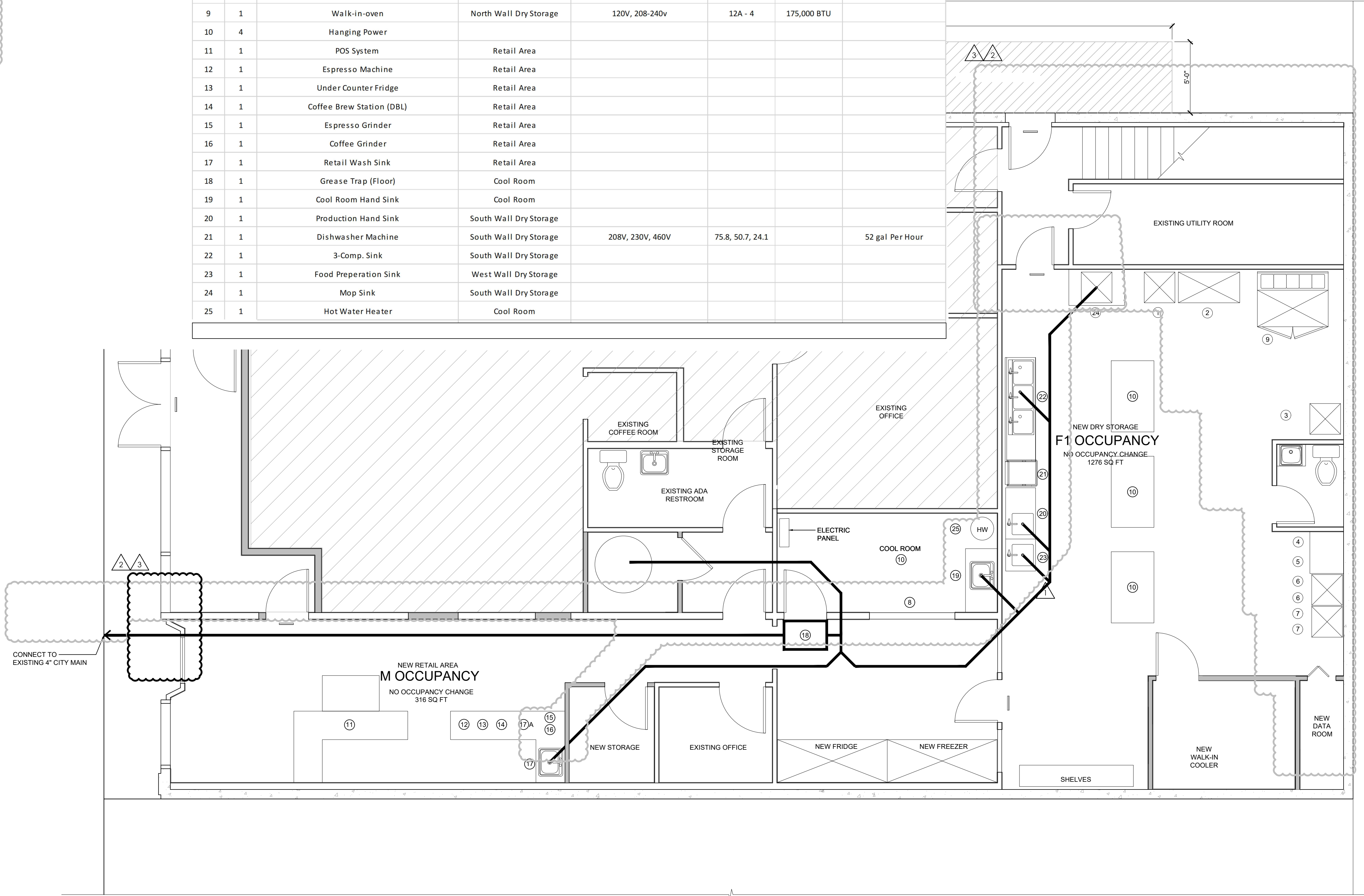
HEET SIZE: 22 x 34







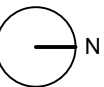
EQUIPMENT SCHEDULE							
MARK	QTN	EQUIPMENT	LOCATION	ELECTRICITY	AMPERAGE	GAS	WATER
1	1	Proofer / Single	West Wall Dry Storage	120/208V	27A		
2	1	Proofer / Double	West Wall Dry Storage	120/208V	35A		
3	1	Single Oven	North Wall Dry Storage	208v, 240V, 480V	52.8A, 45.8A,		
4	1	30 Q.T. Mixer	North Wall Dry Storage	220	23A		
5	1	60 Q.T. Mixer	North Wall Dry Storage	220	23A		
6	2	Kitchen Aid	North Wall Dry Storage				
7	2	Induction Burner	North Wall Dry Storage				
8	1	Sheeter	Cool Room				
9	1	Walk-in-oven	North Wall Dry Storage	120V, 208-240v	12A - 4	175,000 BTU	
10	4	Hanging Power					
11	1	POS System	Retail Area				
12	1	Espresso Machine	Retail Area				
13	1	Under Counter Fridge	Retail Area				
14	1	Coffee Brew Station (DBL)	Retail Area				
15	1	Espresso Grinder	Retail Area				
16	1	Coffee Grinder	Retail Area				
17	1	Retail Wash Sink	Retail Area				
18	1	Grease Trap (Floor)	Cool Room				
19	1	Cool Room Hand Sink	Cool Room				
20	1	Production Hand Sink	South Wall Dry Storage				
21	1	Dishwasher Machine	South Wall Dry Storage	208V, 230V, 460V	75.8, 50.7, 24.1		52 gal Per Hour
22	1	3-Comp. Sink	South Wall Dry Storage				
23	1	Food Preperation Sink	West Wall Dry Storage				
24	1	Mop Sink	South Wall Dry Storage				
25	1	Hot Water Heater	Cool Room				



1 EQUIPMENT & FOG PLAN

A1.2

SCALE: 3/4" = 1'-0"



Twisted Croissant

ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
1	11-14-18	CITY COMMENTS 10-18-18
2	12-11-18	CITY COMMENTS 12-7-18
3	1-14-19	CITY COMMENTS 12-21-19

DESIGNED BY: aha  
DRAWN BY: MTA  
CHECKED BY: SF

OR 18115

A1.2

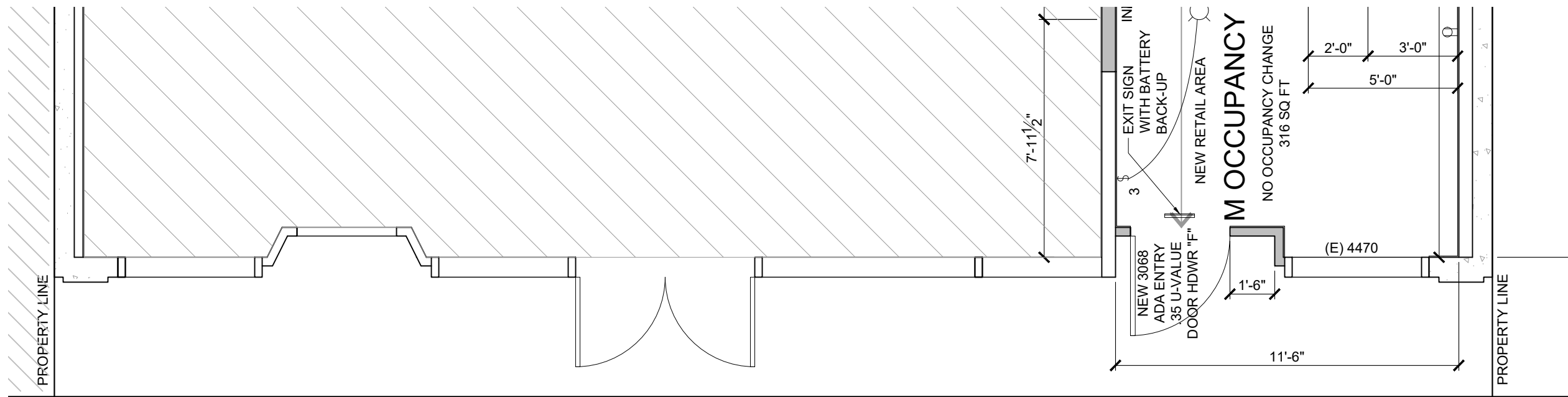


WALL NOTES:

- 1 NON-BEARING INTERIOR PARTITION
- 5/8" TYPE 'X' GWB ON EACH SIDE OF 4" WOOD STUDS @ 16" o.c. (UNO) AT CONTRACTORS OPTION, 3-5/8 METAL STUDS @ 16" o.c. MAY BE USED IN LIEU OF 2x4 METAL STUDS.
- \*NOTE: PROVIDE A SMOOTH, HARD, NON-ABSORBENT SURFACE ON THE WALLS WITHIN 2'-0" OF SERVICE SINKS TO A HEIGHT OF 4'-0" A.F.F.

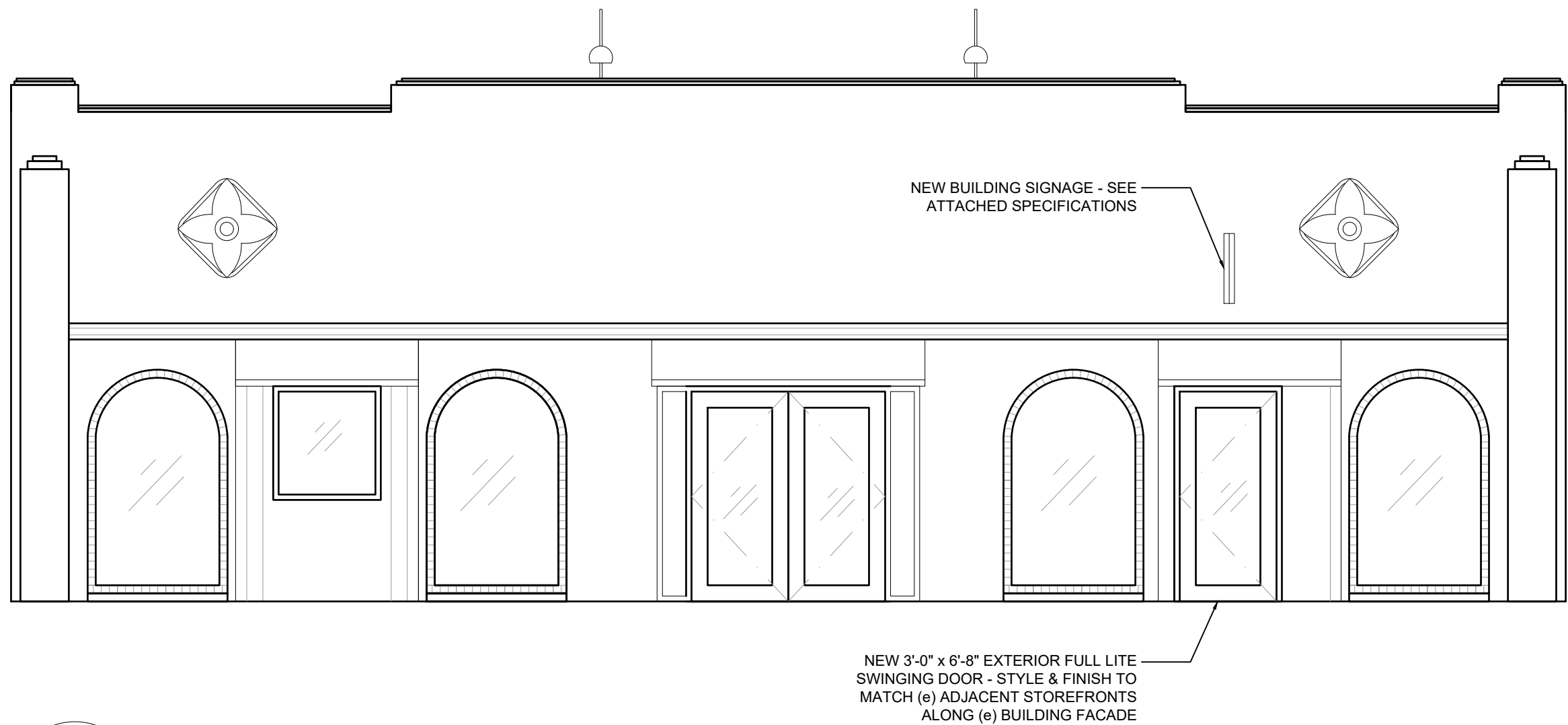
DOOR NOTES:

1. DOOR SIZES AND TYPE ARE AS PER DRAWINGS.
2. CONTRACTOR SHALL PROVIDE DOOR SCHEDULE AS PER THE DOOR REQUIREMENTS SHOWN ON THE DRAWINGS. FINAL DOOR SCHEDULE SHALL BE DEVELOPED ONLY AFTER OWNER HAS SELECTED DOOR MANUFACTURER AND SHALL BE DEVELOPED WITH THE ASSISTANCE OF MFG. FINAL SCHEDULE SHALL BE GIVEN TO THE ARCHITECT FOR REVIEW OF DESIGN INTENT. DIMENSIONS ON PLAN ARE FOR ROUGH OPENING.
3. ALL DOOR HARDWARE AND FINISHES SHALL BE SELECTED BY OWNER. ALL LATCHES SHALL HAVE LEVER HANDLES UNLESS NOTED OTHERWISE AS NEEDING SPECIFIC PANIC HARDWARE.
4. PROVIDE SAFETY GLAZING IN ALL DOORS REQUIRING GLAZING AS REQUIRED BY CURRENT CODE.
- DOOR HARDWARE SCHEDULE:
- A. BIFOLD DOOR TRACK & HARDWARE BY MANUFACTURER
- B. WALK IN COOLER DOOR HARDWARE BY MANUFACTURER
- C. HINGES, ADA LEVER ON EACH SIDE & PASSAGE LOCKSET
- D. HINGES, ADA LEVER ON EACH SIDE & PRIVACY LOCKSET
- E. HINGES, ADA LEVER ON EACH SIDE & OFFICE LOCKSET
- F. HINGES, SELF-CLOSURE DEVICE, PANIC HARDWARE ON INTERIOR, ADA LEVER & LOCKSET ON EXTERIOR



5 NEW FLOOR PLAN

A2.0



4 NEW SOUTH EXTERIOR ELEVATION

A2.0

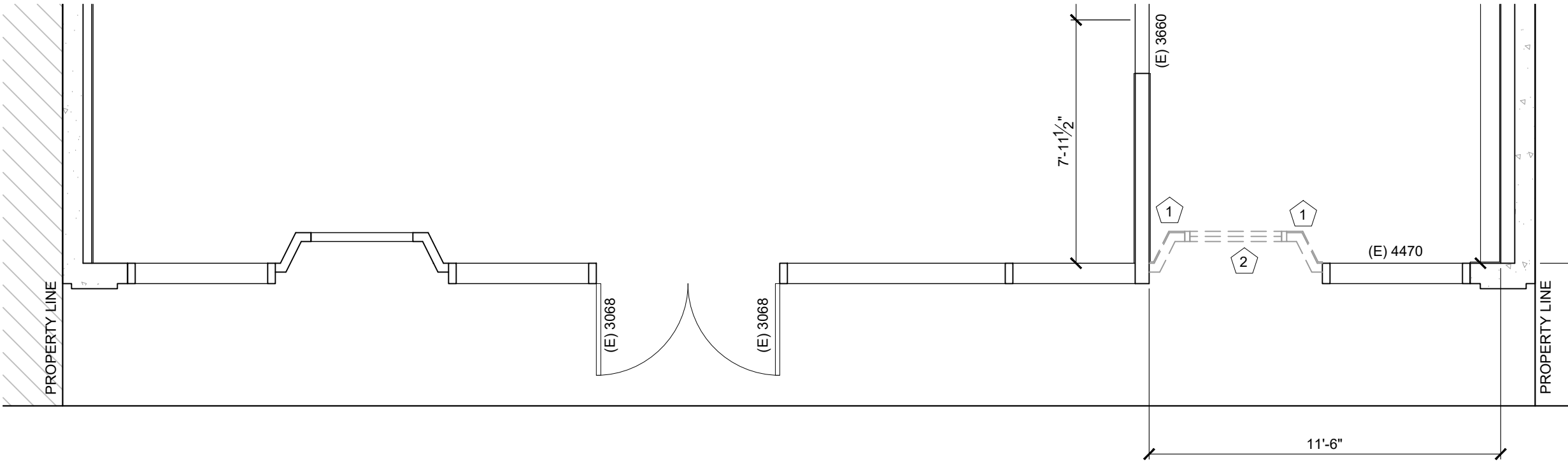


3 EXISTING SOUTH EXTERIOR ELEVATION - STREET IMAGE

A2.0

DEMO SHEET LEGEND

- 1 REMOVE EXISTING STUD WALL
- 2 REMOVE EXISTING WINDOW



2 EXISTING & DEMOLITION FLOOR PLAN

A2.0



1 EXISTING & DEMOLITION SOUTH EXTERIOR ELEVATION

A2.0

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Twisted Croissant

ISSUE DATE: September 7, 2018

NO.	DATE	TYPE
3	1-14-19	CITY COMMENTS 12-21-19

DESIGNED BY: aha  
DRAWN BY: MTA  
CHECKED BY: SF

OR 18115

A2.0

SHEET SIZE: 22 x 34

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